

Certificate of Notice Page 1 of 5
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Howard C. Chinn
Debtor

Case No. 17-16376-mdc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Antoinett
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: May 17, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 19, 2018.

db +Howard C. Chinn, 1469 Catlin Way, Dresher, PA 19025-1035

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 19, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 17, 2018 at the address(es) listed below:

ALAN B. LISS on behalf of Debtor Howard C. Chinn bnklaw@aol.com
JAMES RANDOLPH WOOD on behalf of Creditor School District of Upper Dublin
jwood@portnoffonline.com, jwood@ecf.inforuptcy.com
MARY F. KENNEDY on behalf of Creditor Citizens Bank of Pennsylvania mary@javardianlaw.com,
tami@javardianlaw.com
MICHAEL D. VAGNONI on behalf of Creditor Montgomery County Tax Claim Bureau
michael.vagnoni@obermayer.com,
Lucille.acello@obermayer.com;michele.emory@obermayer.com;angela.baglanzis@obermayer.com
REBECCA ANN SOLARZ on behalf of Creditor VW Credit Leasing, Ltd bkgroup@kmlawgroup.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 7

LAW OFFICE OF GREGORY JAVARDIAN, LLC
By Mary F. Kennedy, Esquire
Attorney I.D. # 77149
1310 Industrial Blvd.
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690
Attorney for Citizens Bank of Pennsylvania

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:
Howard C. Chinn
Debtor(s)

Chapter 13 Proceeding
17-16376 MDC

**STIPULATION BY AND BETWEEN HOWARD C. CHINN AND CITIZENS
BANK OF PENNSYLVANIA**

WHEREAS, Citizens Bank of Pennsylvania ("Movant") holds a first mortgage on
the Debtor's property located at 1469 Catlin Way, Dresher, PA 19025;

WHEREAS, the Debtor's Plan dated September 18, 2017 provides for Debtor to
make the monthly post-petition mortgage payments directly to Movant;

WHEREAS, the Debtor has fallen behind on his monthly post-petition mortgage
payments to Movant and would like an opportunity to cure the post-petition arrears; and

WHEREAS, to avoid the cost and time associated with a Motion for Relief from
Stay the parties are entering into this Stipulation for the cure of the post-petition arrears.

NOW, THEREFORE, intending to be legally bound, the parties hereto, herewith
stipulate as follows:

1. Upon approval by the United States Bankruptcy Court of the within

Stipulation, Debtor and secured creditor, Citizens Bank of Pennsylvania, agree
to the following:

(a) Debtor(s) acknowledges that the current regular monthly post-petition mortgage payment is \$2,655.70 per month. The monthly payment is subject to change in accordance with the terms of the Note and Mortgage.

(b) Debtor(s) acknowledge that debtor(s) is currently due for the following amounts post-petition:

2/5/2018 payment	\$2,655.70
3/5/2018 payment	\$2,655.70
4/5/2018 payment	\$2,655.70
TOTAL	\$7,967.10

(c) Commencing with the May 5, 2018 payment the Debtor(s) shall resume and shall continue to make all regular monthly post petition mortgage payments when they are due in accordance with said Note and Mortgage.

(d) Within fifteen (15) days of the Court's approval of this Stipulation, Debtor(s) shall amend the Plan to provide for the payment of the post-petition arrears of \$7,967.10 to Movant through the Plan.


(e) Within fifteen (15) days of the Court's approval of this Stipulation Movant shall amend its Proof of Claim to add the \$7,967.10 in post-petition arrears to its arrears claim.

(f) All payments from Debtor(s) to Citizens Bank of Pennsylvania its successors and/or assigns shall be in the form of certified funds or Trustee checks if conduit payments.

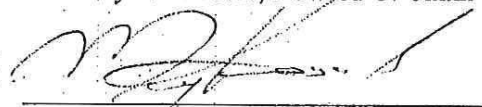
- (g) The provisions of the Stipulation do not constitute a waiver by Movant of its right to seek reimbursement of any amounts not included in this Stipulation, including fees and costs, due under the terms of the mortgage and applicable law.
- (h) The Debtor(s) shall timely tender all payments and comply with all conditions in accordance with this Stipulation. If such payments or conditions are not timely made, Movant may provide the Debtor(s) and their counsel with fifteen (15) days written notice of default. If the default is not cured within the fifteen (15) day period, Movant may certify the default to this Court and an Order shall be entered granting Citizens Bank of Pennsylvania its successors and/or assigns relief from the automatic stay without further notice and hearing.
- (i) Should Citizens Bank of Pennsylvania its successors and/or assigns be granted relief from the stay after filing a Certification of Default in accordance with paragraph 2(h) above, the parties agree that the said relief order shall include the following language: "bankruptcy Rule 4001(a)(3) is not applicable and Movant is allowed to immediately proceed with foreclosure and all other relief available under the Non Bankruptcy law." Debtor(s) have the right to object to any certificate of default filed by Movant.

(j) The parties agree that a facsimile may be submitted to the Court as if it
were an original.

STIPULATED AND AGREED TO BY:


Alan B. Liss, Esquire
Attorney for Debtor, Howard C. Chinn

Date: 4/18/2018


Mary F. Kennedy, Esquire
Attorney for Citizens Bank of Pennsylvania

Date: 5/2/2018


William C. Miller, Esquire
Trustee

Date: 5/11/18

***without prejudice to any
trustee rights or remedies**

On this 17th day of May, 2018, approved by the Court.



United States Bankruptcy Judge
Magdeline D. Coleman

cc: Mary F. Kennedy, Esquire
1310 Industrial Blvd.
1st Floor, Suite 101
Southampton, PA 18966

Alan B. Liss, Esquire
Brenner & Brenner, P.C.
1420 Walnut Street, Suite 720
Philadelphia, PA 19102

William C. Miller, Esquire
Chapter 13 Trustee
P.O. Box 1229
Philadelphia, PA 19105